

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/14-22 Waterloo Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$412,500

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2023

to

30/06/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13/26 Little Cardigan St CARLTON 3053	\$882,000	11/05/2023
2	7/1 Owen St CARLTON 3053	\$845,000	13/05/2023
3	71/121 Rathdowne St CARLTON 3053	\$755,000	03/07/2023

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

01/09/2023 11:47



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Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

June quarter 2023: \$412,500

Comparable Properties



13/26 Little Cardigan St CARLTON 3053 (REI)

Agent Comments

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Price: \$882,000

Method: Expression of Interest

Date: 11/05/2023

Property Type: Apartment



7/1 Owen St CARLTON 3053 (VG)

Agent Comments

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Price: \$845,000

Method: Sale

Date: 13/05/2023

Property Type: Flat/Unit/Apartment (Res)



71/121 Rathdowne St CARLTON 3053 (REI)

Agent Comments

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Price: \$755,000

Method: Private Sale

Date: 03/07/2023

Property Type: Apartment